



92 Fisher Hill Way, Radyr

£179,995 Leasehold

**** TWO BEDROOM SECOND FLOOR APARTMENT ** POPULAR LOCATION ** NO CHAIN **** A spacious second floor apartment in the sought after area of Radyr, being a short distance from Radyr Train Station and Radyr Village. Ground floor communal entrance with stairs and lifts to all floors, second floor entrance hallway, bright lounge and diner, neat fitted kitchen, two bedrooms, primary bedroom with french doors to the balcony, family bathroom with shower over bath. Electric heating. Parking space. EPC Rating: C

Council Tax band: D

Tenure: Leasehold

COMMUNAL ENTRANCE

Approached via a communal entrance door with telephone intercom to all apartments. Stairs to all floors.

Lifts to all floors.

SECOND FLOOR

ENTRANCE HALLWAY

Approached via a wood grain finish entrance door leading to the long hallway. Doors to all rooms. Airing cupboard housing the hot water cylinder. Telephone intercom to communal entrance. Electric storage heater.

KITCHEN

Dimensions: 9' 10" x 6' 10" (3.00m x 2.10m). Appointed along three sides in light woodgrain effect finish fronts beneath round nosed worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Window to front. Recessed spotlights.

LOUNGE AND DINER

Dimensions: 17' 2" x 11' 8" (5.25m x 3.57m). Large window overlooking Radyr woodlands with additional window to side. Electric heater. Ample space for seating and dining.

BEDROOM ONE

Dimensions: 13' 1" x 11' 10" (4.01m x 3.63m). With french doors opening to the balcony enjoying views of Radyr woodlands, a good sized primary bedroom. Built-out wardrobe. Electric heater

BEDROOM TWO

Dimensions: 10' 9" x 7' 4" (3.30m x 2.26m). Aspect to front, a good sized second bedroom. Electric heater.

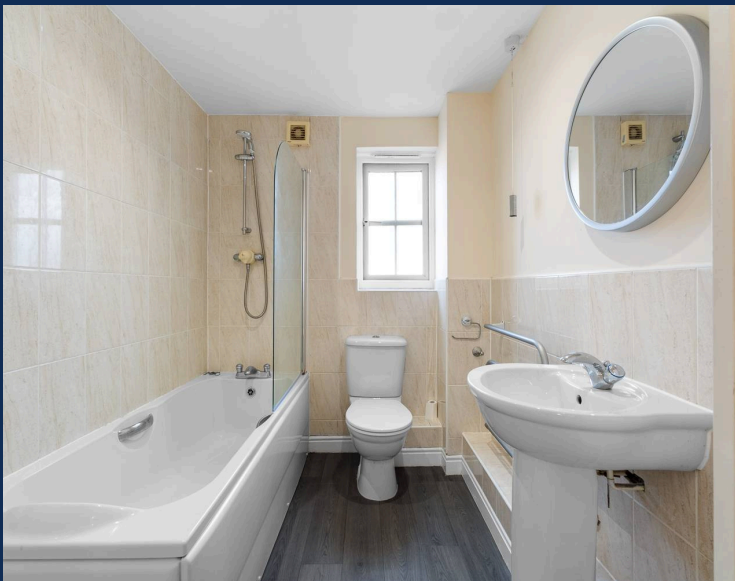
FAMILY BATHROOM

Dimensions: 6' 11" x 6' 0" (2.11m x 1.83m). White suite comprising low level wc, wash hand basin, panelled bath with 'Mira' shower above. Tiled splash back. Obscured glass window to front. Electric shaver point. Chrome heated towel rail. Extractor fan.

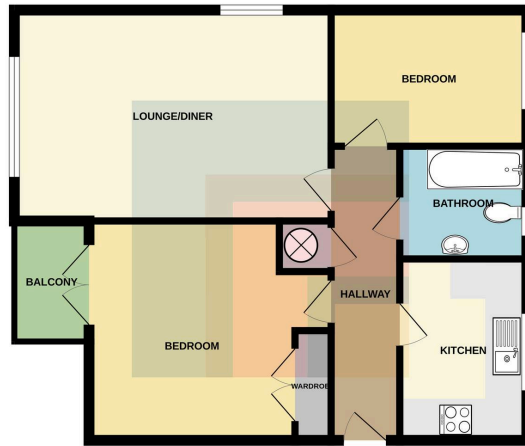
OUTSIDE

ADDITIONAL INFORMATION

Leasehold - 125 years from 2005 (105 years remaining)
Service charge £222.94 per month. Ground Rent £159 per annum. Please note some of the photographs are staged using AI, for illustrative purposes only.



SECOND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms shown, shown as they are, are for information only and do not constitute any guarantee or warranty. The services, systems and appliances shown have not been tested and no guarantee can be given. Measurements are to the face of walls.

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
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